



UMA FLOWERS

COMMUNITY OUTREACH MEETING

PROPOSAL FOR MEDICAL AND ADULT USE MARIJUANA ESTABLISHMENT

SEPTEMBER 28, 2021

LUNENBURG, MA

WHO WE ARE

- Uma Flowers LLC (“Uma” or “Uma Flowers”) is proposing to open a medical and adult-use marijuana dispensary at 43 Summer St.
- We are committed to dispensing safe, pure, and clean products with an emphasis on health and wellness for our patients & customers
- We are 100% family owned and led by two minority women
- We are community first, rooted in healthcare





CURRENT PROJECTS

- Uma Flowers has successfully secured a host community agreement and special permit to establish an adult-use marijuana dispensary in **Pepperell, MA** and has been awarded a Provisional License from the Cannabis Control Commission (CCC).
 - Completed construction.
 - Anticipate opening in October 2021
- Uma has successfully secured a host community agreement and special permit for construction of a 20,000 sq/ft building for marijuana cultivation operations, packaging, and processing in **Athol, MA**.
 - Received provisional license from CCC.
 - Currently under the construction phase
- Uma Flowers has submitted their special permit application to establish a medical and an adult use marijuana dispensary in **Waltham, MA**.
 - Awaiting to receive special permit from city council

Priyanka Patel, PharmD

Co-Founder

- Education
 - Northeastern University, Boston, MA (PharmD, 2009)
- Work Experience
 - Retail Pharmacist for over 10 Years
 - Walgreens & Costco Pharmacy in the Greater Boston Area
 - Eaton Apothecary in Southborough, MA
 - Complying with federal and state laws
 - Providing consultations, immunizations and health screenings
 - Community outreach education programs in flu prevention and flu clinics
 - Naloxone use education/dispensing for treatment of opioid overdose
 - Small business owner/operator in the New England area for over 10 years



Tejal Patel, MPH

Co-Founder

Education

- University of Maryland Baltimore County, Baltimore, MD (Biology, 2011)
- SUNY Downstate Medical Center, Brooklyn, NY (MPH, 2014)

Work Experience

- Health Care Analyst, National Committee for Quality Assurance (2015-2019)
 - Researching and developing clinical quality measures to ensure patients receive optimal quality health care



THE UMA TEAM

Other members

- Davis Patel, MD
 - Hospitalist, Brown University, RI
 - Small business owner/operator since 2009 in New England area
- Yash Patel, MD, MPH
 - Cardiologist, Brown University, RI
 - A clinical researcher, has 30+ publications in peer reviewed journals



THE UMA TEAM

- Uma Flowers has assembled an experienced team of professionals with a diverse set of talents to operate a medical and adult-use marijuana dispensary
- The team has over 50+ years of experience in the health care industry and aims to implement the lessons they learned into providing compassionate, quality, and informed services and products to patients and customers



OUR ADULT USE DISPENSARY IN PEPPERELL, MA - OPENING IN OCTOBER 2021



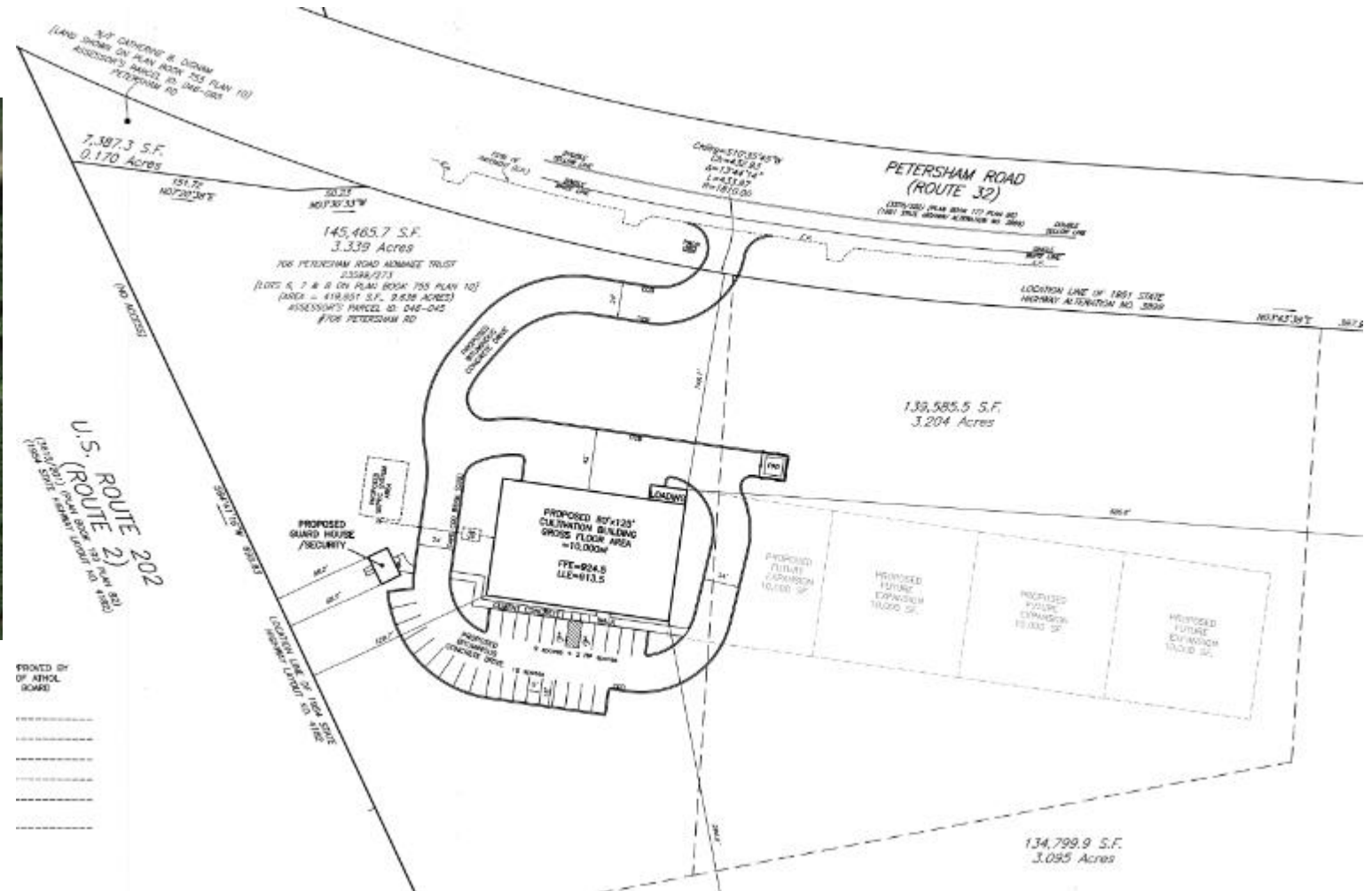
OUR MEDICAL AND ADULT USE DISPENSARY WALTHAM, MA



SITE PLAN FOR OUR CULTIVATION CENTER IN ATHOL, MA

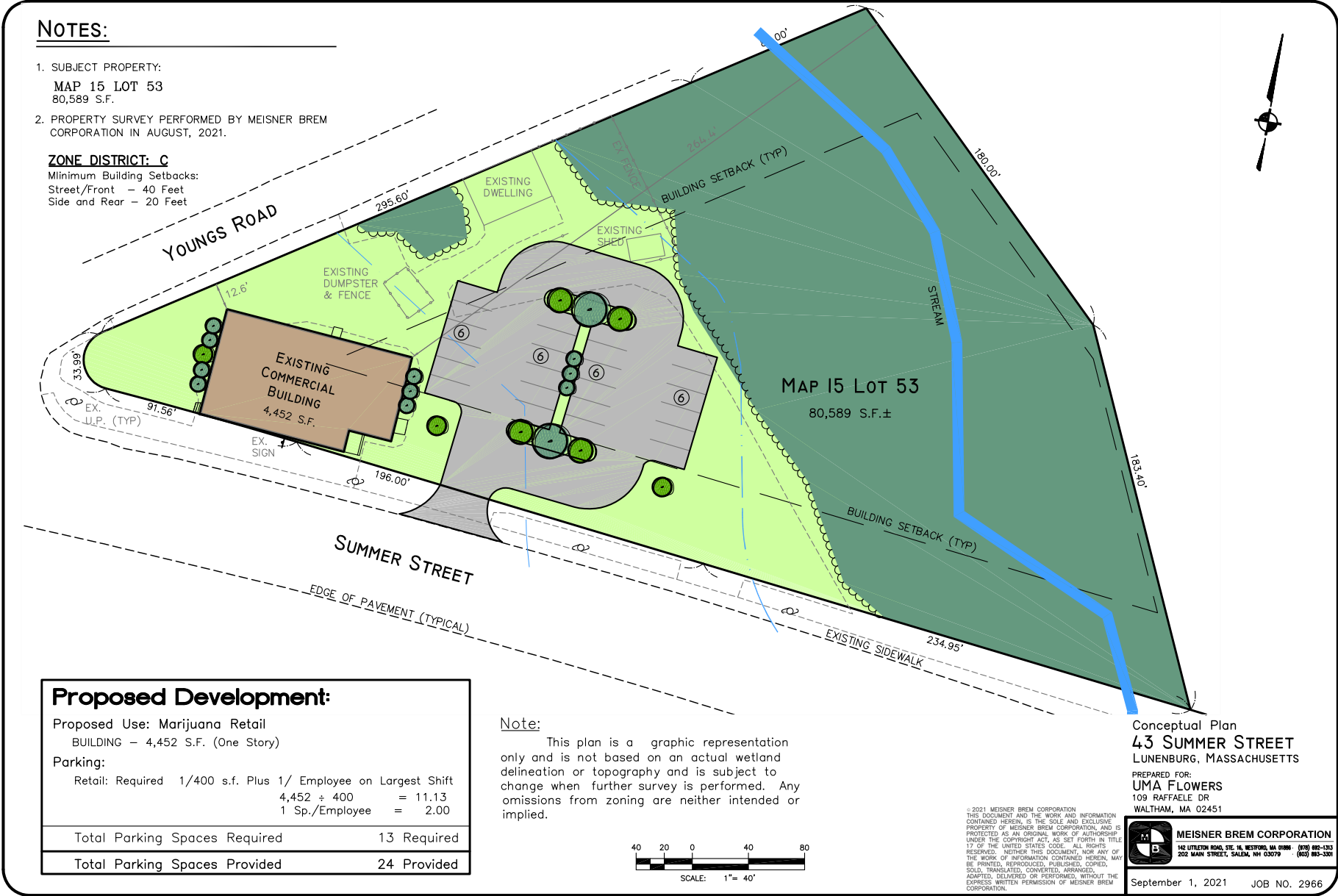


9.6 Acre lot in Athol, MA



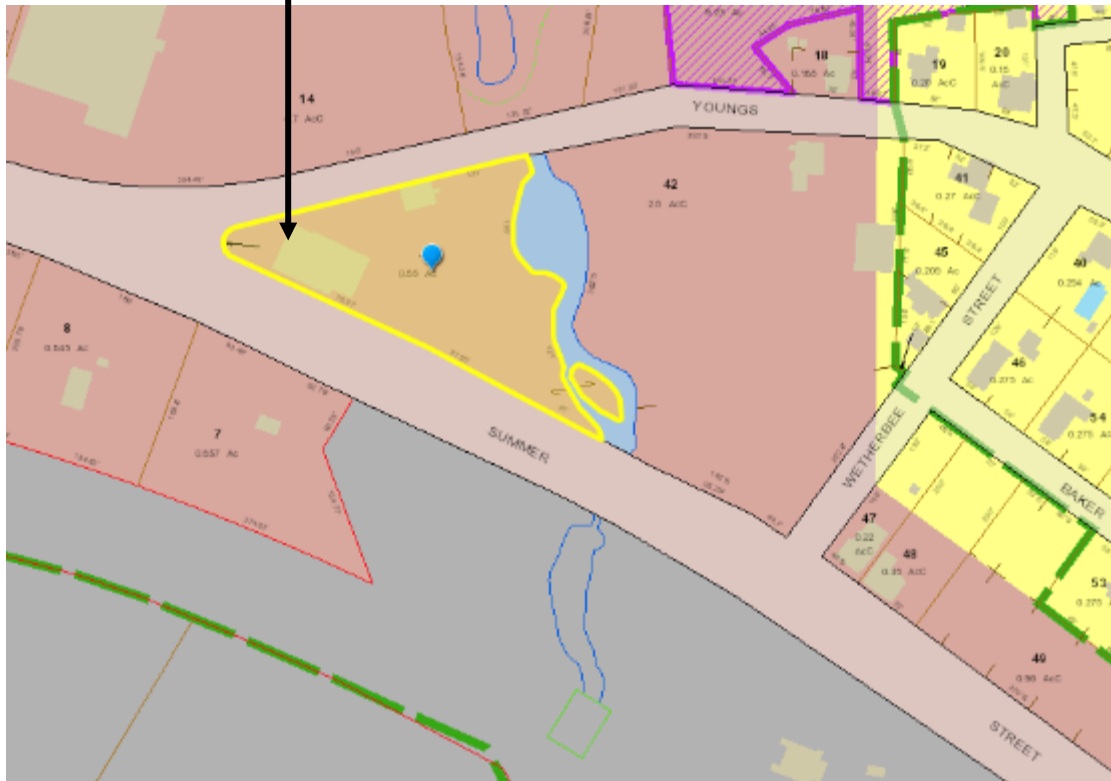
UMA Flowers conceptual plan

- 4452 SF existing commercial building
- 24 parking spaces



COMPLIANCE WITH ZONING PROVISIONS

Proposed location



ZONING

- Water Supply Protection District
- Flood Plain District
- RA - Residence A District
- RB - Residence B District
- LB/R - Limited Business/Residential District
- OP/I - Office Park and Industrial District
- C - Commercial District
- R - Recreation District
- O - Oullying District
- VCD - Village Center District

- In compliance with Lunenburg's Zoning By-law, Uma Flowers' proposed Marijuana Establishment is located in the Commercial District designated for Marijuana Establishments

COMPLIANCE WITH SETBACK PROVISIONS

- “A Marijuana Establishment shall not be located within 500 feet of a pre-existing public or private school providing education in kindergarten or any of grades 1 through 12, pre-existing small and large group childcare facilities licensed by the Commonwealth, or within 250 feet of pre-existing family childcare providers licensed by the Commonwealth, municipal active recreation facilities, houses of worship and funeral homes. This setback shall be measured from the nearest portion of the Marijuana Establishment's structure to the property line of the protected use.” Lunenburg Zoning Bylaw Section 250-4.15(F)(4)
- 43 Summer St. is not within 500 feet of a pre-existing public or private school providing education in kindergarten or any of grades 1 through 12, a pre-existing small or large group childcare facility.
- 43 Summer St. is not within 250 feet of a pre-existing family childcare provider, a municipal active recreation facility, or a house of worship or funeral home.

COMPLIANCE WITH SETBACK PROVISIONS

- “All Marijuana Establishments must be setback from any pre-existing residential use or lot located in a residential zoning district as shown in the chart below (250 feet). This distance shall be measured from nearest portion of the Marijuana Establishment’s structure to the property line”. Lunenburg Zoning Bylaw Section 250-4.15.J
- 43 Summer St. is not within 250 feet from any pre-existing residential use or lot located in a residential zoning district
- Will demolish the existing house located on the parcel 43 Summer St

TRAFFIC IMPACT AT 43 SUMMER ST

TEPP LLC

TRANSPORTATION ENGINEERING, PLANNING AND POLICY

MEMORANDUM

93 Stiles Road, Suite 201, Salem, New Hampshire 03079 USA
800 Turnpike Street, Suite 300, North Andover, Massachusetts 01845 USA
Phone (603) 212-9133 and Fax (603) 226-4108
Email tepp@teppllc.com and Web www.teppllc.com

- TEPP LLC prepared a traffic assessment for proposed retail marijuana dispensary use at 43 Summer St.

Uma Flowers LLC has retained TEPP LLC to prepare this traffic-assessment memorandum regarding the proposed change in use at 43 Summer Street in the Town of Lunenburg, Massachusetts.

The change in use involves a building with a floor area of about 4,250 square feet (sf). The previous use is quality restaurant. The proposed use is marijuana dispensary.

This TAM concludes that:

- the project is anticipated to have no significant impact on area traffic operations
- further traffic-impact analysis is not warranted

- Institute of Transportation Engineers (ITE) suggests that land developments generating at least 100 peak-hour vehicle trips, in the busier direction, are candidates for consideration of traffic impact analysis.
- Table I shows that the peak-hour trip generation due to the change in use is well below this national ITE threshold

Table 1 shows changes in calculated peak-hour vehicle-trips due to the change in use as:

Table 1. Calculated trip generation.

| Time Period and Direction | Vehicle-Trips | | |
|-----------------------------|--|--|------------|
| | Previous Quality Restaurant ^a | Proposed Marijuana Dispensary ^b | Difference |
| Weekday Daily | 356 | 1,074 | 718 |
| Weekday PM-Street-Peak Hour | | | |
| In | 22 | 46 | 24 |
| Out | <u>11</u> | <u>47</u> | <u>36</u> |
| Total | 33 | 93 | 60 |
| Saturday Daily | 383 | 1,102 | 719 |
| Saturday Site-Peak Hour | | | |
| In | 26 | 77 | 51 |
| Out | <u>19</u> | <u>78</u> | <u>59</u> |
| Total | 45 | 155 | 110 |

^a ITE, *Trip Generation Manual*, Volume 2, Data, Services (Land Uses 900-999), pages 88 to 94. Quality restaurant, land use 931. Floor area is 4,250 sf.

^b ITE, *Trip Generation Manual*, Volume 2, Data, Retail (Land Uses 800-899), pages 575 to 582. Marijuana dispensary, land use 882. Floor area is 4,250 sf. In versus out estimated for Saturday site-peak hour.

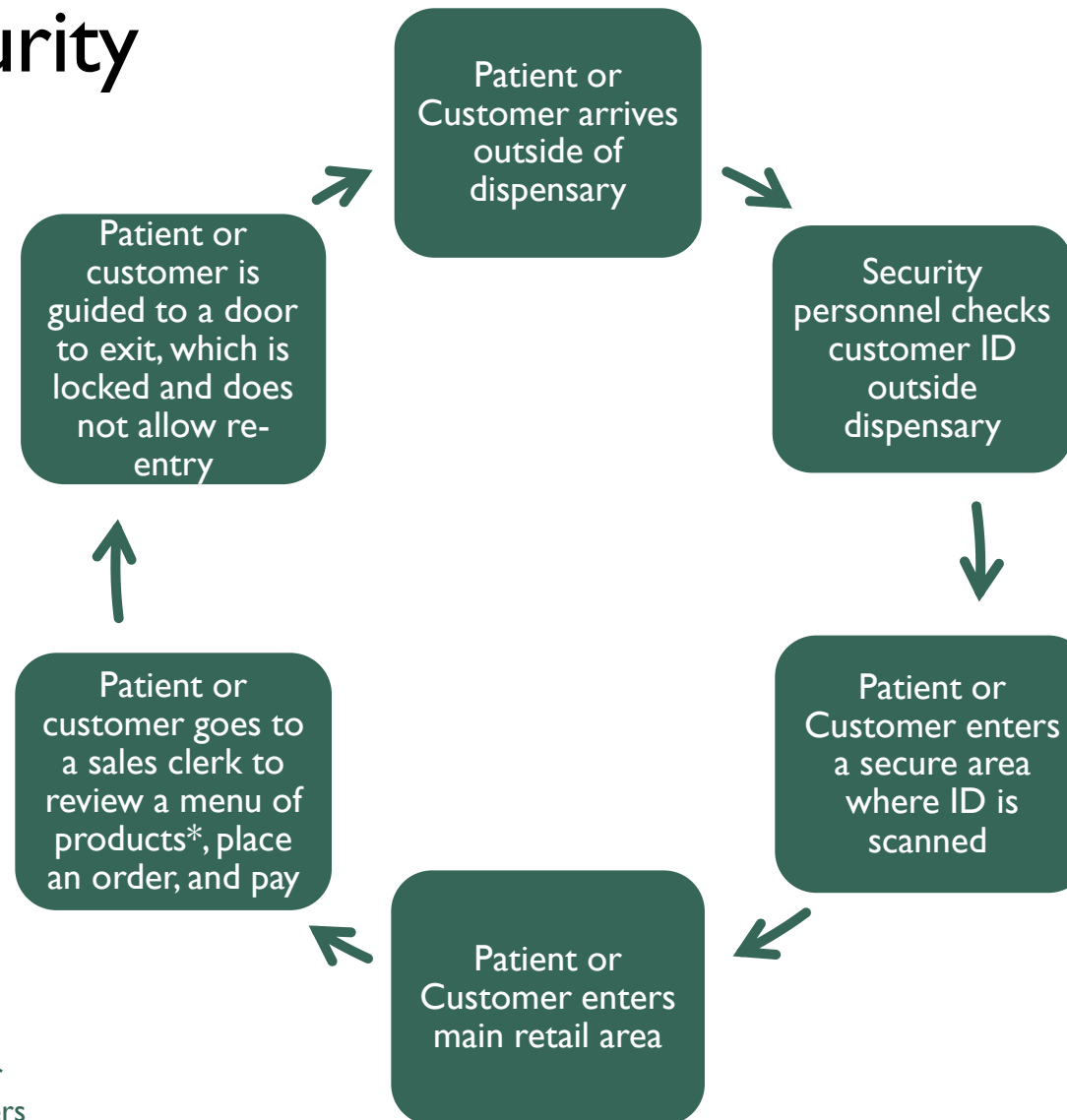
- weekday PM-street-peak hour, 60 (24 in and 36 out)
- Saturday site-peak hour, 110 (51 in and 59 out)

Compliance with Local Permitting

- In compliance with Lunenburg's Zoning by-law, Uma Flowers will apply for a Special Permit and Site Plan Approval, from the Lunenburg Planning Board
- Uma Flowers will also apply for any other local permits required to operate a Retail and Medical Marijuana Establishment at the proposed location
- Uma Flowers will also work cooperatively with all municipal departments to ensure that the proposed facility complies with all state and local laws, regulations, rules and codes with respect to construction, design, operation and security



High-Level Security



*All products will be locked behind the cashier tables and not physically accessible to customers

Security - Detailed



Uma Flowers will contract with a professional security and alarm company to design, implement, and monitor a comprehensive security plan to ensure that the facility is a safe and secure environment for employees and the local community and compliant with the Commission's strict security requirements set forth in 935 CMR 500.110.

Uma Flowers' state-of-the-art security system will consist of a perimeter alarm on all exit and entry points and perimeter windows, as well as duress, panic, or hold-up alarms connected to local law enforcement for efficient notification and response in the event of a security threat.

The system will also include a failure notification system that will immediately alert the executive management team if a system failure occurs.

A back-up alarm system or alternate safeguards will be installed to ensure continuous operation of the security system.

Interior and exterior HD video surveillance in all areas that contain marijuana, entrances, exits, and parking lots will be operational 24/7 and available to the Lunenburg Police Department. These surveillance cameras will remain operational even in the event of a power outage.



Security - Detailed (Cont.)



The exterior of the facility and the surrounding area will be sufficiently lit, and foliage will be minimized to ensure clear visibility of the area at all times.

Only Uma Flowers' patients & customers who are at least 21 years of age, registered agents and other lawful visitors (e.g. contractors, vendors) will be authorized to access the facility, and a visitor log will be maintained in perpetuity.

All agents and visitors will be required to visibly display an ID badge, and Uma Flowers will maintain a current list of individuals with access.

On-site consumption of marijuana will be prohibited.

Uma Flowers will have security personnel on-site during business hours.



Preventing Diversion to Minors

Uma Flowers' trained dispensary agents will ensure that only consumers 21 years of age or older with a verified and valid, government-issued photo ID will be permitted to enter the dispensary and purchase adult-use marijuana.

Any patient that is 21 years or older with a valid Massachusetts Medical Card and government-issued ID can purchase from Uma Flowers or 18 and older, and also accompanied by a registered caregiver with valid ID.

In the event Uma Flowers discovers any of its agents intentionally or negligently sold marijuana to an individual under the age of 21, the agent will be immediately terminated and the CCC will be promptly notified.

Uma Flowers will not engage in any marketing, advertising, or branding practices that are targeted to, deemed to appeal to, or portray minors under 21 years of age.

Uma Flowers will not manufacture or sell any edible products that resemble a realistic or fictional human, animal, or fruit, including artistic, caricature, or cartoon renderings.

Any marketing, advertising, and branding materials for public viewing will include a warning stating, **“For use only by adults 21 years of age or older. Keep out of the reach of children.”**

Uma Flowers' website will require all online visitors to verify they are 21 years of age or older prior to accessing the website.

Uma Flowers will not hire any individuals who are under the age of 21 or who have been convicted of distribution of controlled substances to minors.



Plan to Avoid Creating a Nuisance to the Community

All litter and waste will be properly disposed of to minimize the development of odor and the potential for attracting pests.

Uma Flowers will not use radios or loud speaker equipment for the advertising of marijuana.

Uma Flowers will not engage in any advertising or marketing practices using public or private vehicles or public transportation venues.

Uma Flowers will comply with all reasonable special permit conditions required by the town of Lunenburg and will work diligently and in good faith to address any reasonable nuisance concerns brought to its attention by members of the community.

No marijuana or marijuana products will be clearly visible to a person from the exterior of Uma Flowers' facility or delivery vehicles.

Uma Flowers will not install any neon or illuminated signage that does not comply with local ordinances or is illuminated more than 30 minutes before sundown until closing.

No consumption of marijuana or marijuana products will occur on Uma Flowers' premises by customers, patients, employees, or visitors.

To the extent practicable, Uma Flowers will pre-package its retail products and use carbon filtration or other air ventilation procedures to minimize potential odors.



DISPENSARY BENEFITS TO LUNENBURG



**UMA FLOWERS DISPENSARY
WILL PROVIDE ACCESS TO
QUALITY, LEGAL PRODUCTS
FOR QUALIFIED CONSUMERS**



**RENOVATION OF
THE BUILDING WILL
REVITALIZE THE AREA AND
CONTRIBUTE TO THE OVERALL
ECONOMIC DEVELOPMENT OF
THE LOCAL COMMUNITY.**



**WILL ADD AT LEAST 12-20 FULL-
TIME JOBS, IN ADDITION TO
HIRING QUALIFIED, LOCAL
CONTRACTORS AND VENDORS**



**THE TOWN OF
LUNENBURG WILL
RECEIVE ADDITIONAL REVENUE
THROUGH A 3% LOCAL OPTION
TAX AND A 3% HOST
COMMUNITY FEE.**



Marijuana Studies and Research

- In March 2019, researchers reported the findings of their study in the CATO Institute Research Briefs in Economic Policy. The study, analyzing a data set of over 1.3 billion individual opioid prescriptions, found **consistent evidence that recreational cannabis laws and medical cannabis laws reduce the use of prescription opioids**. These laws “reduce the amount of annual [morphine milligram equivalents] prescribed by individual providers by 6.9 percent and 6.1 percent, respectively. Additionally, the researchers found that “both types of cannabis access laws similarly reduce the total number of days per opioid prescription, the number of patients to whom providers prescribe opioids, and the probability that a provider prescribes any opioids.”¹
- In April 2019, the real-estate marketing firm Clever conducted a study to shed some light on how legalizing recreational marijuana impacts home values. Among other findings, **the study concludes that “cities that allow retail dispensaries saw home values increase \$22,888 more than cities where marijuana is illegal from 2014 to 2019 (controlling for population and initial home values). States that legalize recreational cannabis see an immediate bump in home values following legalization, even without retail dispensaries opening up. From 2017 to 2019, cities where recreational marijuana is legal saw home values increase \$6,337 more than cities where marijuana is illegal (controlling for population, initial home values, and GDP).**²
- In March 2018, the results of a study “**indicated that mean property and violent crime rates within 100-foot buffers of tobacco shops and alcohol outlets—but not [medical marijuana dispensaries]—substantially exceeded community-wide mean crime rates and rates around grocery/convenience stores... tobacco shops [were] significantly positively associated with property and violent crimes after controlling for key neighborhood factors (poverty, renters, resident, mobility, ethnic/racial heterogeneity).**”³
- A JAMA Pediatrics Study found that, consistent with the results of previous researchers, **there was no evidence that the legalization of medical marijuana encourages marijuana use among youth. In fact, marijuana use among youth may actually decline after recreational legalization; the researchers argued these findings are consistent with the explanation that it is more difficult for teenagers to obtain marijuana as drug dealers are replaced by licensed dispensaries that require proof of age.**⁴
- In September 2018, a meta-analysis of 55 studies by the Current Addiction Journal showed that **adolescent marijuana use does not increase after a state legalizes cannabis**. The researchers also noted that **studies to date do not indicate that the passage of medical marijuana laws increase marijuana use among teenagers during the periods after the passage of those laws.**⁵
- In August 2018, the 2015-17 Healthy Kids Survey result showed that, as compared with the previous 2013-2015 survey, **lifetime marijuana use declined by 4 points in 7th grade and 6 points in 9th and 11th grade**. The survey also showed that **current marijuana use was in decline by 3 to 4 points depending on the grade.**⁶

- ¹ Lawrence Van Horn, Benjamin McMichael, W. Kip Viscusi, *The Impact of Cannabis Access Laws on Opioid Prescribing*, CATO Institute Research Briefs in Economic Policy (March 27, 2019), <https://www.cato.org/publications/research-briefs-economic-policy/impact-cannabis-access-laws-opioid-prescribing>.
- ² Luke Babich, *How Legalizing Recreational Marijuana Impacts Home Values* (April 2019), <https://listwithclever.com/real-estate-blog/marijuana-housing-market-study/>
- ³ Andrew Subica, Jason Douglas, Nancy Kepple, Sandra Villanueva, Cheryl Grills, *The geography of crime and violence surrounding tobacco shops, medical marijuana dispensaries, and off-sale alcohol outlets in a large, urban low-income community of color*, Preventive Medicine, Vol. 2018 (March 2018), Pages 8-16, <https://www.sciencedirect.com/science/article/pii/S0091743517305078>.
- ⁴ D. Mark Anderson, PhD, Benjamin Hansen, PhD, and Daniel I. Rees, PhD, Association of Marijuana Laws with Teen Marijuana Use—New Estimates from the Youth Risk Behavior Surveys, JAMA Network, July 2019, [https://jamanetwork.com/journals/jamapediatrics/fullarticle/2737637?guestAccessKey=5e4e41eb-ec96-4641-86f9-b5c89cc7cc48&utm_source=For The Media&utm_medium=referral&utm_campaign=ftm_links&utm_content=tf1&utm_term=070819](https://jamanetwork.com/journals/jamapediatrics/fullarticle/2737637?guestAccessKey=5e4e41eb-ec96-4641-86f9-b5c89cc7cc48&utm_source=For%20The%20Media&utm_medium=referral&utm_campaign=ftm_links&utm_content=tf1&utm_term=070819).
- ⁵ Leung, J., Chiu, C.Y.V., Stjepanović, D. et al. Curr Addict Rep (September 2018) 5: 403, <https://doi.org/10.1007/s40429-018-0224-9>.
- ⁶ California Healthy Kids Survey: School Climate, Substance Use, and Well-being Among California Students 2015-2017, CALIFORNIA DEPARTMENT OF EDUCATION (CDE) & THE CALIFORNIA DEPARTMENT OF HEALTH CARE SERVICES (DHCS) (August 2018), https://data.calschls.org/resources/Biennial_State_1517.pdf.





THANK YOU FOR YOUR TIME AND CONSIDERATION.
WE LOOK FORWARD TO WORKING WITH THE LUNENBURG COMMUNITY.

Priyanka & Tejal Patel
Co-Founders

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